



## ecology and environment, inc.

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International Specialists in the Environment

### PRELIMINARY ASSESSMENT

### EXECUTIVE SUMMARY

TO: Alan Altur, U.S. EPA  
FROM: Mark Dunnigan, FIT MD  
DATE: October 30, 1991  
SUBJECT: Carter White Lead, Chicago, Illinois  
ILD980265797/F05-9107-002/FILO267PA

The Carter White Lead (CWL) site is located in the West Pullman district of Chicago at 12042 South Peoria Street. Immediately bordering CWL to the north and south are industrial and warehouse businesses. To the east and west of the site are empty lots that appear to have been abandoned by various industries. Residential area of Chicago and nearby suburbs surround these industrial areas. The nearest residential areas from the site are approximately 300 to 500 feet.

The CWL site is an abandoned lead-based paint manufacturing facility. From 1937 until December 1976, NL Industries, Inc. owned and operated a lead-based paint manufacturing facility at the site. NL Industries utilized products or equipment containing asbestos at the facility. In 1976, the site was sold to ECT, Inc. whose name was changed to Dutch Boy, Inc., in 1977 and then to ARTRA Group, Inc. in 1980. In 1980, Dutch Boy, Inc., conveyed the site property to Goodwill Industries of Chicago who subsequently conveyed the site to John Heckens in 1982. The site property was then conveyed to M & T Enterprises, Inc. in 1982. Finally, in 1984 M & T Enterprises, Inc., turned over the property to LaVon Tarr Enterprises. ARTRA Group, Inc. was the last owner to operate a lead-based paint manufacturing facility on-site.

Since 1980, the facility has been inactive. Wrip Wrecking Co., commenced wrecking and salvaging operations on the three-story steel and

brick building in 1983. These operations were terminated in 1986 when the Illinois Department of Public Health received notice of five (5) cases of lead poisoning. The lead poisoning was attributed to the CWL site and the wrecking operations. Three of the five cases were children, apparently playing on-site, and at least one involved a scavenger working on-site.

The source of the lead poisonings were solid particles containing the substance that were allowed to collect on the building and ground of the site. These particles were also in a physical state such that they became airborne. Asbestos was also detected in the solid particles. samples of the solid particles, collected by the Illinois Department of Public Health in 1986, contained up to 740,000 ppm lead and 75% asbestos.

In June 1986, Illinois Environmental Protection Agency (IEPA) conducted a limited removal action at the site (phase I). During phase I, removal of allegedly hazardous substances was performed. Some of the materials removed during phase I included solvents and waste solvents located in above and below ground storage tanks. In November 1986, IEPA continued phase II of the immediate removal action plan at the site. Phase II entailed the continued removal of demolition debris, machinery, residues, storage tanks, and other materials. Phase III (the final phase) involved the determination/extent of soil contamination (lead and asbestos) and if underground tanks have leaked. Results of phase III determined that: 1) greater than 130 cubic yards of soil on and adjacent to the site contain greater than 5 mg/L EP toxicity lead 2) approximately 140 cubic yards of soils contain greater than 1% lead, and 3) apparently the underground tanks did not leak because volatile organic compounds were not detected in nearby soils.

IEPA indicated that soils were not removed from the site and that no further removal/mitigative action is anticipated in the near future.

On June 21, 1991, Ecology and Environment Field Investigation Team (FIT) conducted an off-site reconnaissance of the CWL site. No evidence of hazardous wastes was observed. Small piles of refuse were scattered throughout the site. The refuse appeared to be vegetation, household refuse (furniture, clothes, and putricible materials), and construction materials (woods and metals). At the time of the off-site reconnais-

sance, a skeleton of a large 3-story building and concrete slabs (building foundations) were on-site. The site is not fenced. It also was noted that one homeless person was occupying the 3-story building. Apparently, this person was attending a small fire. File information does not indicate whether or not homeless people are permanently located on-site.

The geology of the area is characterized by 40 to 175 feet of unconsolidated Quaternary material (alacustrine silts, clays and some sands and gravel) underlain by 300 to 625 feet of Ordovician dolomite. Because of the presence of Chicago Water Department water and the generally poor quality and quantity of shallow groundwater, there are very few private wells within a 4-mile radius of the site that are used for drinking. There are 7 residences within the city of Calumet Park (approximately 1 mile from the CWL) and approximately 12 residences within the city of Dolton (at least 2 1/2 miles from CWL) that have private wells. The depths of these wells are unknown. A release to groundwater is not suspected.

The CWL site is located within a highly urbanized area, therefore, surface water runoff likely entered Greater Chicago water Reclamation District storm and sanitary sewer systems. The nearest surface water is the Little Calumet River located over 1 mile to the south of CWL.

There are no residences, day care centers or schools within 200 feet of the site. However, at least 5 cases of lead poisoning have been attributed to the site. Residential areas are as close as 300 feet and hazardous substances documented to have been on-site are in particular form and are prone to migration by air.

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